

**CAPITOL ZONING DISTRICT COMMISSION**  
**STAFF REPORT**  
**02/26/20**  
**DAC/BIM**



**Location:** 1317 South Spring Street  
**Applicant:** Ralph & Charlotte Patton  
**Permit Types:** Certificate of Appropriateness

**Project Description:** This application is for a Certificate of Appropriateness to allow for the construction of a new, two-story single-family dwelling and related site improvements. The approximately 3,183 square foot house will be covered in cement fiberboard (Hardie) lap-style siding over a masonry foundation. The concrete front porch features columns and a balustrade. Windows will be vinyl models with wood trim. The roof will be covered with architectural asphalt shingles. An attached two-car garage to the rear will be accessed from the alley by a driveway. The site plan also calls for a new concrete walkway from the sidewalk to the front porch, a privacy fence with an electric gate at the alley, and the removal of an existing tree in the center of the lot.

**Historic Significance:** This portion of Spring Street was originally developed as an area of dense, working-class (likely Black) residences. This lot first appears on the 1897 Sanborn map with a modest, one-story frame house. By 1939, though, the parcel included four houses. These homes, along with the rest of the northwest quadrant of this block were razed sometime between 1950 and 1960, possibly as part of Little Rock's urban renewal efforts. (These lots remained vacant until the early 2000's when the Compton-Wood house was relocated to 1305 Springs.) The property is located in the Governor's Mansion Historic District. The current owners acquired it in early 2017.

**Previous Action:** The only permit issued for this property came in 2017 for a new construction, applied for by the same owners. This permit was reissued in 2018 and has since expired.

**Zoning:** This property is in Zone "M", the residential zone that comprises most of the Mansion Area.

**Review Standards for Certificates of Appropriateness:**

Capitol Zoning District Commission Rule, Section 2-105, Permit Approval Procedure

**C. 1. (b)** A Certificate of Appropriateness shall ... be required for the erection of any new structure ... Applications for new construction requiring Commission approval will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness in historical style in the context of adjoining or neighboring structures; and its consistency with the goals of the Commission's Master Plan and Standards.

*Staff finds the proposal constitutes a request to erect a new structure and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.*

**C. 1. (e)** When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

**F.1.** All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Master Plan ... **(b)** ... new construction, shall be evaluated according to the applicable Design Standards

**F.5. (a)** In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, the goals of the Master Plan, any applicable review criteria, and the evidence or testimony presented by the applicant(s) and other interested parties. The Commission shall approve the permit(s) if it finds the proposal to be substantially consistent with the applicable review criteria ...

*Staff finds the proposal should be evaluated using the General Standards, the Mansion Area Design Standards, and the Mansion Area Master Plan.*

#### Capitol Zoning District General Standards, Section 3-201, Zoning Requirements

**Z6. Zone M “Mansion Area Residential”** This zone, comprising most of the Governor’s Mansion Area, allows for the continuation of traditional neighborhood residential development patterns. Single-family residences should be the predominant, though not the exclusive, land use and building form in this zone.

##### **1. Setbacks**

Front, where historic precedent exists on the block = minimum 15 feet, landscaped, no parking

Front, all other properties = minimum 25 feet, landscaped, no parking

*Staff finds the proposal is consistent with the requirements.*

Rear, all properties = minimum 25 feet

Side, all properties = minimum 10% of lot’s average width, but never less than 5 feet from an adjoining property

*Staff finds the proposal is consistent with the requirements. The plan calls for a 46.25' backyard and ~5.25' side yards.*

##### **2. Ground coverage ratios**

Lot area per dwelling unit, by right = minimum 2,500 square feet

Lot area per dwelling unit, with Commission review = minimum 1,200 square feet

Enclosed floor to lot area = maximum 1.1 : 1.0

*Staff finds the proposal is easily consistent with the requirements, as the total covered area of the proposed structure is 3,183 sf, while the lot is a standard 50x140' lot. This creates a floor to area ratio of roughly 46% (3,183/7,000sf).*

##### **3. Building height**

All properties = maximum 2.5 stories or 35 feet (whichever is less)

*The proposed house is two stories with a chimney, amounting to no taller than around 32 feet.*

##### **4. Permitted uses**

Allowed by right = Residential 1

*Single-family dwellings are allowed by right in this zone.*

#### Capitol Zoning District General Standards, Section 3-601, Tree Protection

**T1.** Removal of an existing tree is not allowed unless:

**4.** The tree is being removed to accommodate approved new construction, and ... **(b)** A plan to mitigate the removal with a new tree or trees has been approved by the Commission. The new tree or trees must be of the same species as the removed tree, or of a species recommended in the in the City of Little Rock Landscape Ordinance ...

*One pecan tree is proposed to be removed for construction. The applicants have submitted plans for tree replacement. Staff believes them to be consistent with these standards.*

**Policy:** Creative new construction that is compatible with the historic character of the neighborhood is strongly encouraged. New buildings need not imitate older styles, and designs that contrast with the existing context simply for the sake of being different are discouraged.

*Staff finds the proposal is consistent with this policy.*

**M1. Respect historic development patterns.**

- Site a new building such that it is arranged on its site in a way similar to historic buildings in the area. This includes consideration of building setbacks and open space.

**M2. Maintain the traditional character of alleys.**

- Maintain the traditional character and scale of an alley by locating buildings and fences along the alley edges to maintain the narrow width.

**M3. Locate a new building within the range of setbacks seen traditionally in the block.**

- These include front, side, and rear yard setbacks.

**M4. Provide a front yard similar in depth to neighboring properties.**

**M5. Minimize the amount of hard surface paving for patios, terraces and driveways.**

- A grass lawn should be the dominant material of a front yard.

**M6. If it is to be used, a fence should be in character with those seen historically.**

- A fence that defines a front yard is usually low to the ground; less than 40 inches.
- Transparent elements, such as wood picket or wrought iron, are appropriate.
- Privacy fences may be used in back yards and along alleys.
- Chain link and solid "stockade" fences are discouraged in front and side yards when they face the street.

**M7. Provide a progression of public-to-private spaces when planning a new structure.**

- This includes a sequence of experiences, beginning with the "public" sidewalk, proceeding to a "semipublic" walkway, to a "semiprivate" porch or entry feature and ending in the "private" spaces beyond.
- Provide a walkway running perpendicular from the street to the front entry.

**M8. Orient the front of a primary structure to the street.**

- The building should be positioned parallel to the lot lines, maintaining the traditional grid pattern of the block.

**M9. Orient the primary entry of a building to the street.**

- In some cases, the front door itself is positioned perpendicular to the street. In addition to the front door the entry should be clearly defined with a walkway and porch that also orients to the street.

**M10. Clearly define the primary entrance by using a front porch.**

- The front porch should be "functional" in that it is used as a means of access to the entry.

**M11. Construct a new building to appear similar in mass and scale to single-family residences seen historically.**

- Provide a porch that is similar to those seen traditionally.
- Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

**M13. The primary plane of the front should not appear taller than those of typical historic structures in the neighborhood.**

- No building may exceed two and one-half stories in height.

**M14. Design a new building to appear similar in width to that of nearby single-family structures**

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the historic context

**M15. Use building forms that are similar to those seen traditionally.**

- Simple rectangular solids are appropriate.

**M16. Use roof forms that appear similar to those seen traditionally.**

- Sloping roofs such as gable and hip forms are appropriate. The pitch should be similar to those of historic buildings in the area.
- The primary ridge line of a residential roof should not exceed the historic maximum for the block.
- Eave depths should be similar to those seen traditionally in the neighborhood.

**M17. Roof materials should appear similar in character to those used historically.**

- The material should appear similar in scale and finish to those used traditionally. It should be of earth tones and have a matte, non-reflective finish.
- Composition shingles are appropriate. Tile, slate and metal may also be considered.

*Staff believes the proposal is consistent with these standards.*

**M18. Use a ratio of solid-to-void (wall-to-window) that is similar to that found on historic structures in the area.**

- Large surfaces of glass are generally inappropriate. Divide large glass surfaces into a smaller set of windows that are similar to those seen traditionally.

**M19. Use building materials that appear similar to those used traditionally.**

- Horizontal lap siding is preferred in most applications.

**M20. New materials that are similar in character to traditional ones may be considered.**

- Alternative materials should appear similar in scale, texture and finish to those used historically. They also should have a proven durability in similar applications.
- For example, synthetic siding may be considered for a *new* building if the dimension of the exposed lap is similar to that used historically, and the finish, texture and trim elements are also in character.

**M21. Use building materials that contribute to the traditional sense of scale of the block.**

- This will reinforce the sense of visual continuity in the district.

**M22. If they are to be used, ornamental elements should be in scale with similar historic features.**

- This includes brackets, porch trim and window frames.

**M23. The imitation of older historic styles is will be considered.**

- One should take care when imitating historic styles because this can blur the distinction between old and new buildings, and make it more difficult to visually interpret the architectural evolution of the district. A new building designed in a historic style should incorporate materials or features to distinguish it as a product of its own time.
- Drawing upon elements of a traditional style in a manner that will convey a new building as being of its own time while maintaining a sense of compatibility with the historic context, however, is encouraged. See below.

**M24. Contemporary interpretations of traditional details are encouraged.**

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.

**M25. Windows should appear similar in character to those of historic buildings in the area.**

- Windows on primary facades should be similar in size and shape to those seen traditionally.

**M26. Windows with vertical emphasis are encouraged on primary facades.**

- A general rule is that the height of the window should be twice the dimension of the width in most residential contexts.

**M27. Frame windows in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.**

- Double-hung windows with traditional depth and trim are preferred.
- However, other materials may be considered if the appearance is similar to that of the historically significant wood window in dimension, profile and finish.
- Windows should be trimmed in wood. This trim must have a dimension similar to that used historically.

**M28. Windows should be simple in shape.**

**M32. In general, garages should be unobtrusive and not compete visually with the house.**

- A detached garage is preferred. This will help reduce the perceived mass of the overall development.
- When the garage must be attached, the percentage of building front allocated to it should be minimized.

**M33. Locating a garage such that its visual impacts will be minimized is encouraged.**

- Provide access to parking from an alley.
- Locating a garage in the front yard is discouraged.

*Staff believes the proposal is consistent with these standards.*

## Mansion Area Master Plan, Section 6-201, *Mansion Area Goals & Recommendations*

### **A. Mansion Area Goals**

1. To preserve the character of the Mansion Area neighborhood ...
2. To ... promote new infill housing development ...
4. To create an improved image and stronger sense of identity.
9. To establish a sense of visual continuity within the Mansion Area neighborhood.

### **E. Land Use**

1. **Residential: Zone "M"** The land use policies underlying this zoning category are compatible with its traditional development residential patterns and with current revitalization trends. Therefore, the allowed uses of this classification should be continued.

*Staff believes the proposal is consistent with these goals & recommendations.*

**Neighborhood Reaction:** Several members of the public attended the Design Review Committee meeting to observe discussion on this application. When the chair asked for a show of hands, four attendees indicated support for the project.

**Staff Recommendation:** Staff recommends approval of the application with the following conditions:

- 1) That all state and city codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times; ~~and~~
- 3) ~~That prior to issuance of a permit, a final plan will be submitted to staff showing:~~
  - ~~a. a front yard setback of not less than 25 feet;~~
  - ~~b. the height and materials of any fencing; and~~
  - ~~c. the location and species of the tree or trees replacing the tree to be removed.~~

***Applicants have submitted revised plans showing these details.***

**Design Review Committee Recommendation:** The Committee voted unanimously (11-0) to recommend approval ~~with the additional condition:~~

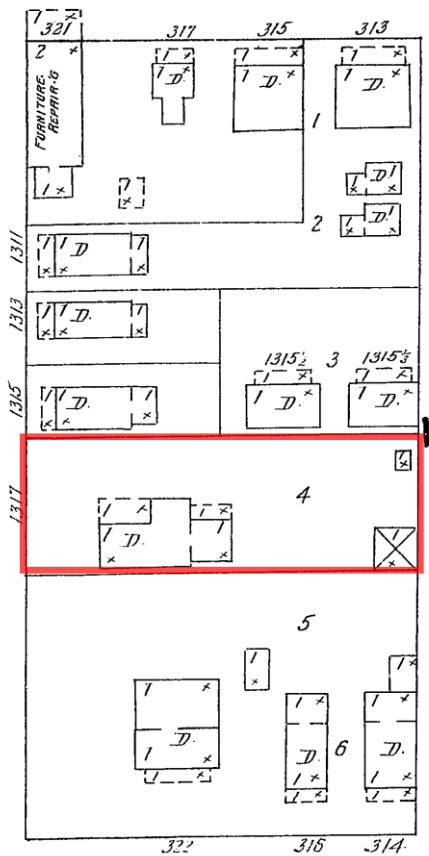
- ~~4) That the final elevations include:~~
  - ~~a. an attic vent in the front gable;~~
  - ~~b. an additional window near the front of the house on the right (south) side; and~~
  - ~~c. some separation between the porch roof and front gable window, by raising the window and/or reducing the pitch of the porch roof.~~

~~Committee members also suggested the applicants consider “centering” the first floor front window on the right side.~~

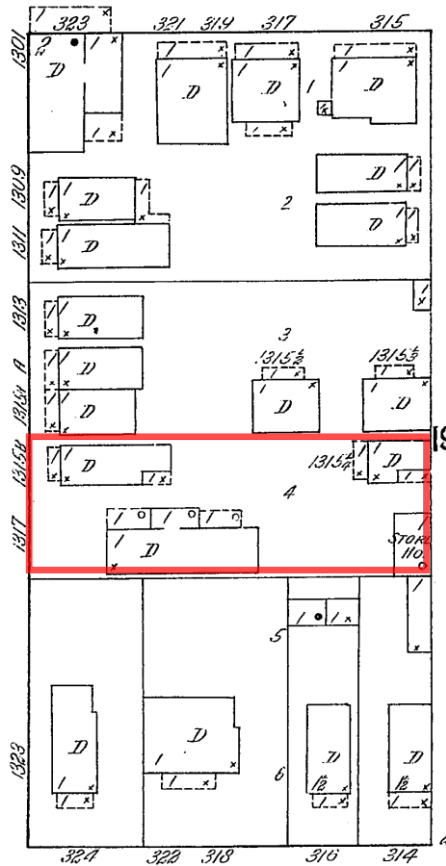
***Applicants have submitted revised plans showing these details.***

**Mansion Area Advisory Committee Recommendation:** The MAAC voted unanimously (17-0) to recommend approval.

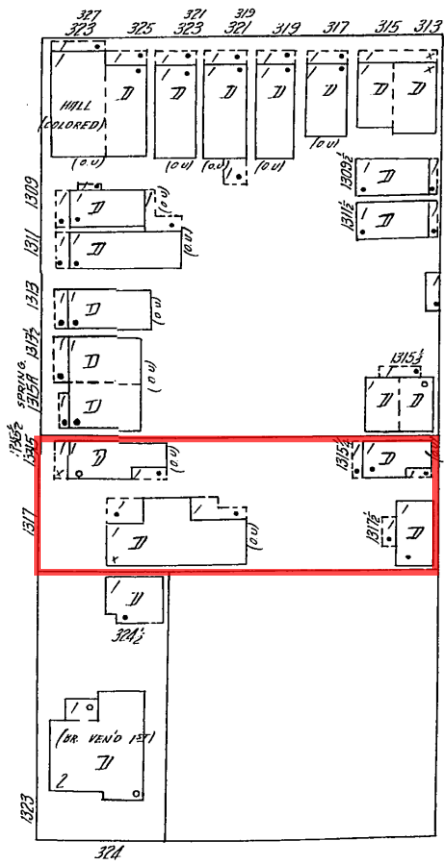
## Details from Sanborn Fire Insurance Co. Maps



1897



1913



1939-1950

This part of Spring Street was first developed as an area of dense working-class housing, and the lot at 1315-17 was no exception. Originally a single, one story frame house, the parcel was occupied by four dwelling units as late as 1950.



## Archive Aerial photos



1943- This photo is grainy, but shows the dense, residential housing on this block of Spring Street, including the shadow-lines of four rooftops on the parcel at 1315-17 Spring.



1960- The entire northwest quadrant of the block was razed sometime between 1950 and 1960, possibly as an application of Little Rock's aggressive Urban Renewal efforts of the day. These parcels would remain vacant until the early 2000s when the Compton-Wood house was relocated to 1305 Spring.



Google Maps street view images



2007



2011



2014



## Current Photos of the Property



Facing east from Spring St.



Facing north from Spring St.



Facing south from Spring St.



## Neighborhood Context



1301 S. Spring (2019 *Contemporary / Ranch*) and  
1305 S. Spring (1902 *Queen Anne*), directly north



324 W. Daisy Bates (ca. 1922 *English Revival*),  
directly south



1314 and 1316 S. Spring (ca. 1900 *Queen Anne*),  
across the street

## Form Entry [Capitol Zoning District Commission Application] (11355984)

forms@formbldr.com <forms@formbldr.com>

Sat 2/8/2020 2:34 PM

To: David Collins <David.Collins@arkansas.gov>; Boyd Maher <Boyd.Maher@arkansas.gov>; Melissa Goff <Melissa.Goff@arkansas.gov>

**Property Address:** 1317 Spring Street

**Property Owner:** Ralph & Charlotte Patton

**Person Filing Application (if other than owner):**

**Applicant Phone:** [REDACTED]

**Applicant Email Address:** [REDACTED]

**Description of Proposed Work and/or Use:** New build for owner occupancy. Set-backs and elevation stated in plans. Exterior of house will be painted LP engineered wood. Attached garage with alley entrance with electric gate. Will need to remove current pecan tree but will replace.

**Attachments (Include Supporting Materials):** [House plans Patton residence 1317 Spring Street.pdf](#)

**Date:**

MM : 02

DD : 08

YYYY : 2020

## RE: Form Entry [Capitol Zoning District Commission Application] (11355984)

Ralph/Char <[REDACTED]>

Mon 2/10/2020 5:55 PM

To: Boyd Maher <Boyd.Maher@arkansas.gov>

Thanks Boyd,

Setback-That is an architect error. We are aware of the 25 foot setback and that is what will be done. Hope this is acceptable without paying more to the architect to correct?

Materials- the roof will be Architectural asphalt shingles. The windows will be vinyl with 1X4 painted engineered wood borders. All trim, etc. will be painted engineered wood. The front porch, cement with brick steps. Railing will be steel powder coated to look like wood. Chimney will be brick.

Our paperwork does show 1315, BUT I called the city address verification and they gave me the 1317 Spring Street. I was concerned since the new house being built on the lot north of us was 1309.

Thanks for all the help.  
ralph



## revisions

Patton, Ralph\* <[REDACTED]>

Mon 3/9/2020 9:48 AM

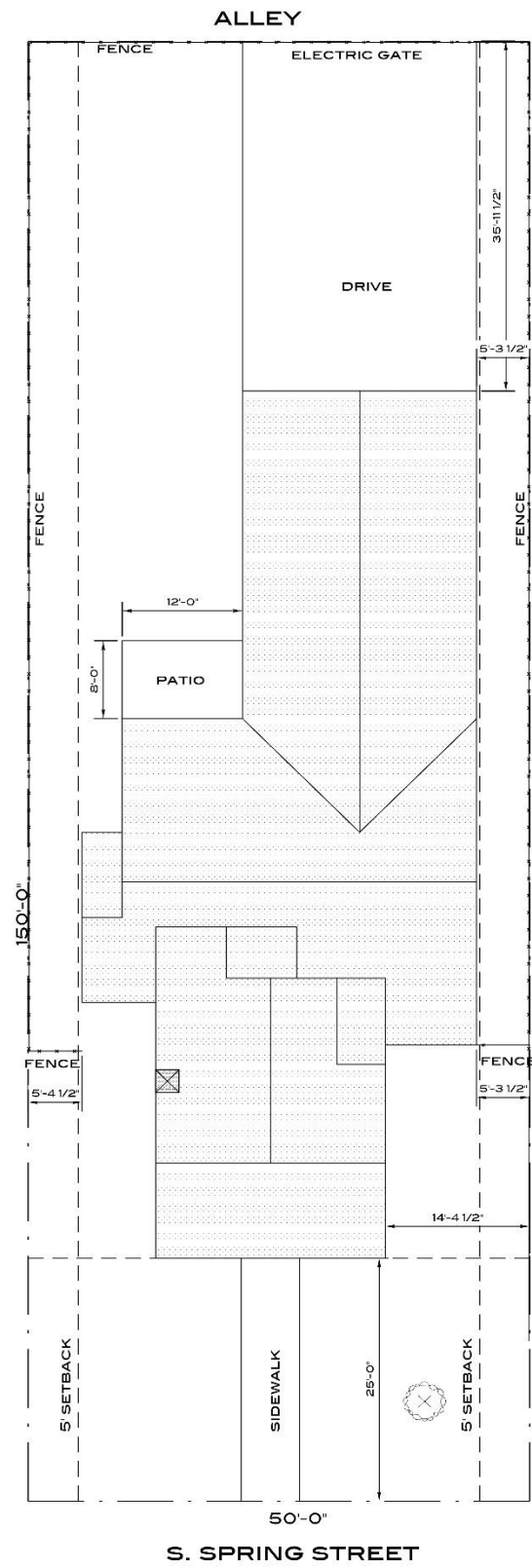
To: Boyd Maher <Boyd.Maher@arkansas.gov>

Cc: Ralph <[REDACTED]>

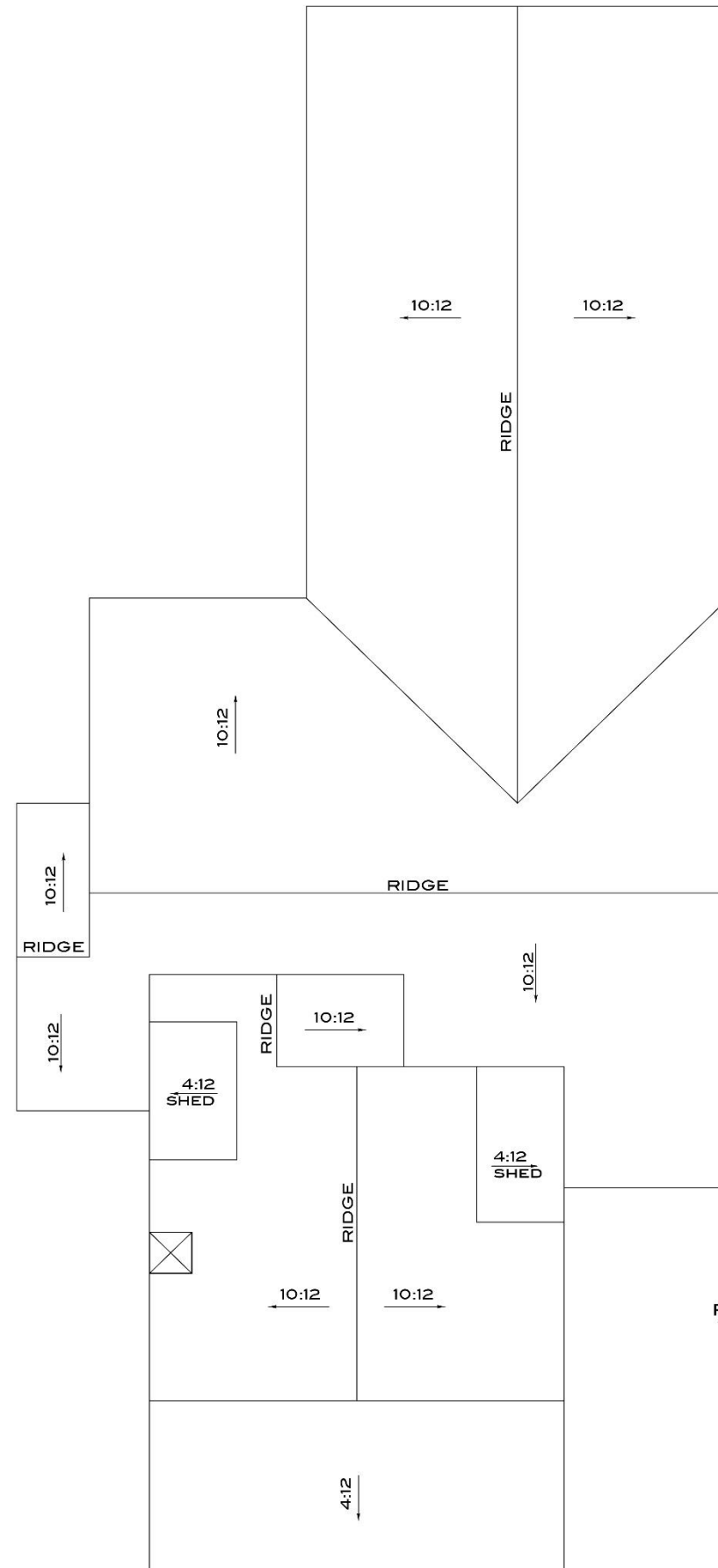
Boyd,

Attached are the revised plans to include the conditions and suggestions. For the fence, looking at the floor plan on the left north side it will begin at the Kitchen and on the right north side it will begin at the Powder room. This will be a 6 foot privacy fence with an automatic slide gate in the alley for the driveway. The pecan tree will have to come down. The big, I think oak, at the southwest corner of the lot will stay but be trimmed. Will replace pecan tree in yard on north side of sidewalk with a maple tree.

Thanks for the help  
ralph



**SITE PLAN**  
1/8"=1'-0"



**ROOF PLAN**  
1/4"=1'-0"

**PATTON RESIDENCE**  
2.10.20



FRONT ELEVATION



RIGHT SIDE ELEVATION



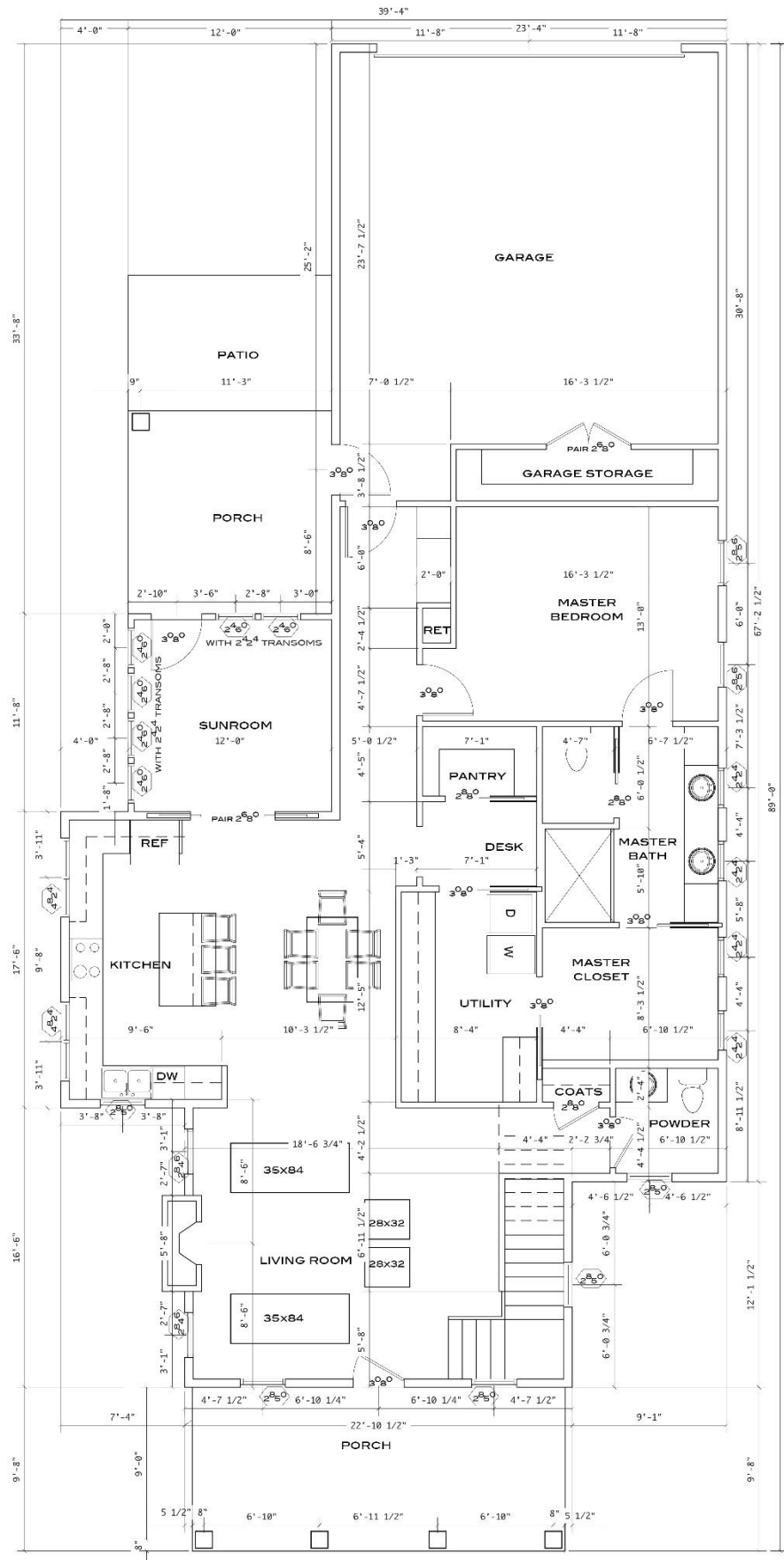


REAR ELEVATION

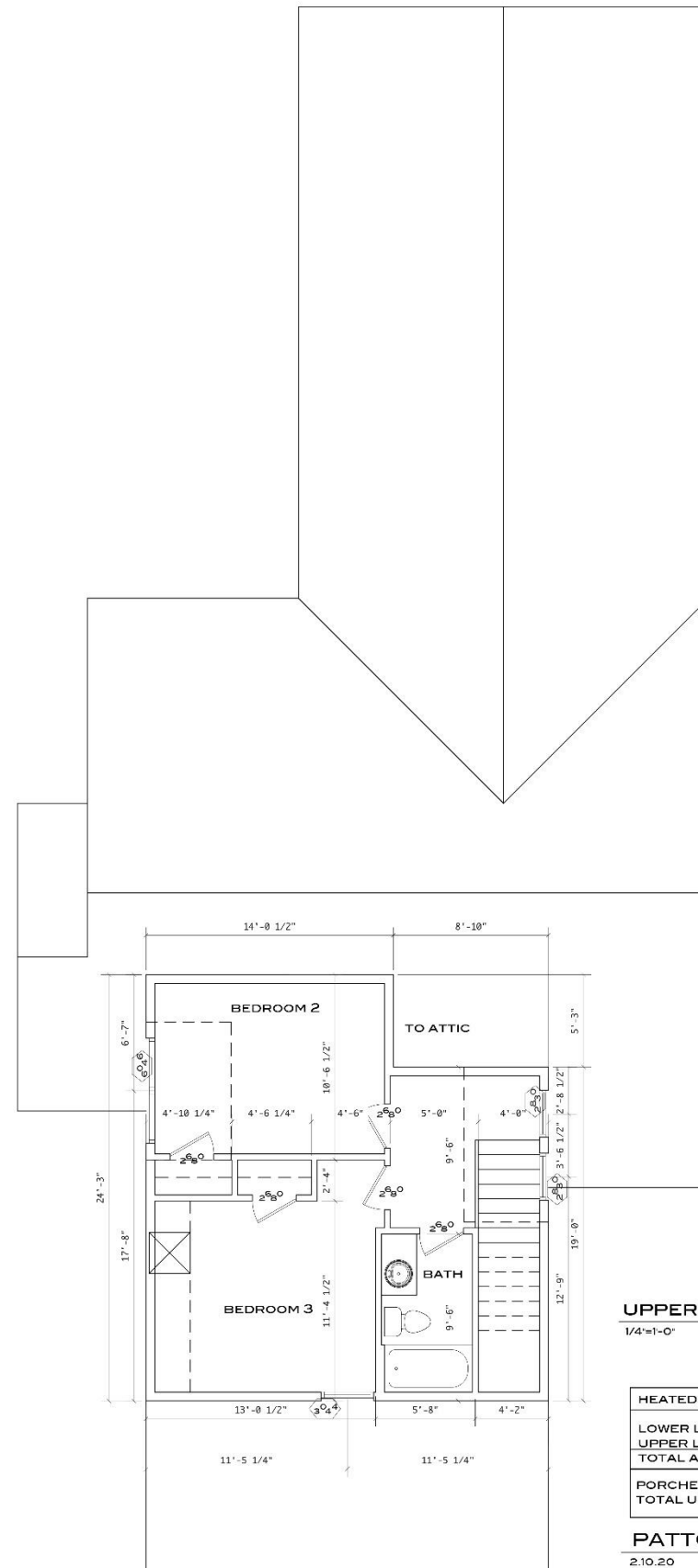


LEFT SIDE ELEVATION

PATTON RESIDENCE  
2.10.20



**LOWER LEVEL PLAN**  
1/4"=1'-0"



**UPPER LEVEL PLAN**  
1/4"=1'-0"

HEATED AND COOLED AREA	
LOWER LEVEL	1688 SQ.FT.
UPPER LEVEL	509 SQ.FT.
TOTAL AREA	2197 SQ.FT.
PORCHES AND GARAGE 986 SQ.FT.	
TOTAL UNDER ROOF 3183 SQ.FT.	

**PATTON RESIDENCE**  
2.10.20



**CZDC# 2020-010 *In re Ralph and Charlotte Patton***

**IN THE MATTER OF:**

Ralph and Charlotte Patton, owners of record of the parcel addressed as  
1317 South Spring Street, Little Rock, Arkansas

**CONSENT ORDER**

An application for a Certificate of Appropriateness filed by Ralph and Charlotte Patton (“the applicants”) to construct a new, two-story single-family residence and related site improvements has been received by the Capitol Zoning District Commission (“the Commission”). Following submittal of the original application, the applicants later submitted revised plans to address deficiencies noted by agency staff and to incorporate recommendations from the Design Review Committee. In lieu of a formal hearing on this application, and in the interest of prompt and speedy settlement of the above-captioned matter, consistent with the public interest, statutory requirements, and the responsibilities of the Commission, staff has prepared this **Consent Order** as a final disposition of this matter. The Commission considered this Order its regular meeting on Thursday, March 19, 2020 held at 4:00PM in the Diamond Conference Room in the Division of Arkansas Heritage building at 1100 North Street in Little Rock. The Commission members present voted ( \_\_ – \_\_ ) to adopt the Order as presented.

**FINDINGS OF FACT**

1. The property at 1317 South Spring Street is located within the Governor’s Mansion Area of the Capitol Zoning District in Zone “M”. (CZDC General Standards, Section 3-204, B.)
2. Agency records indicate the lot has been vacant for at least 60 years.
3. The application proposes to construct a new, two-story single-family house, along with related site improvements such as fencing and paved surfaces.
  - a. This proposed work calls for review by the full Commission. (CZDC Rule, Section 2-105, C1.b)
4. This proposal must be evaluated according to the General Standards, the Mansion Area Master Plan, and the Mansion Area Design Standards. (CZDC Rule, Section 2-105, F1.)



5. The Capitol Zoning General Standards set forth prescriptive requirements for new construction in Zone M, including building height, setbacks, and lot coverage (Section 3-201, Z6.), and for tree replacement (Section 3-601. T1.4)
  - a. Staff affirms the proposal is consistent with these requirements. (Staff Report, p. 2)
6. The Mansion Area Design Standards (Section 8-201) set forth descriptive criteria for new construction in Zones M and N.
  - a. Staff affirms the proposal is generally consistent with these standards. (Staff Report, p. 3-4)
7. The Mansion Area Master Plan describes goals and objectives for the State Capitol Area.
  - a. Staff affirms the proposed development is consistent with these goals and recommendations for the Mansion Area. (Staff Report, p. 4)
8. Staff recommended approval of the original drawings with some conditions.
  - a. Staff affirms the revised plans incorporate staff's proposed conditions and recommends approval of the revised plans. (Staff Report, p. 5)
9. The Design Review Committee voted unanimously (11-0) to recommend approval of the original application, with several conditions and suggestions.
  - a. The applicants submitted revised plans following the Design Review Committee meeting.
  - b. Staff affirms the revised plans incorporate the Design Review Committee's recommended conditions. (Staff Report, p. 5)
10. The Mansion Area Advisory Committee voted 17-0 to recommend approval of the revised application.

### **CONCLUSION OF LAW**

The revised application is substantially consistent with the applicable review criteria.

### **ORDER**

Within five business days, staff shall issue a Certificate of Appropriateness to allow for the work contemplated in the revised application.

### **APPEALS**

Any person aggrieved by this order may appeal to the Secretary of the Arkansas Department of Parks, Heritage, and Tourism as set forth in A.C.A. 22-3-310, as amended. Such appeal shall be made in writing within 30 days of receipt of this order and shall state the reason for the appeal. All appeals should be mailed via certified mail to: Secretary, Department of Parks, Heritage, and Tourism, 1100 North Street, Little Rock, AR 72201.

**IT IS SO ORDERED** this \_\_\_\_ day of March, 2020.

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**BOYD MAHER**  
Director

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**JAMES SMITH**  
Vice-Chair